

REQUEST FOR COUNCIL ACTION

MEETING
DATE: 09-15-03

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AGENDA SECTION: PUBLIC HEARINGS	ORIGINATING DEPT: PLANNING	ITEM NO. E-7
ITEM DESCRIPTION: Final Plat #03-05 by Arcon Development, Inc. to be known as Hart Farm Second. The Applicant is proposing to subdivide approximately 17.81 acres of land into 48 lots for single family development and three Outlots. The Plat also dedicates new public roadways. The property is located west of 18 th Avenue SW and Hart Farm Subdivision, north of 40 th Street SW and includes an extension of Hart Drive SW.		PREPARED BY: Theresa Fogarty, Planner

September 10, 2003

Planning Department Review:

See attached staff report dated September 10, 2003, recommending approval subject to the following conditions:

- 1. A GIS Impact Fee and E911 Addressing Fee shall be assessed and must be paid prior to recording the final plat, per the September 8, 2003 memorandum from Rochester-Olmsted Planning Department – GIS Division.*
- 2. Dedication of parkland shall be met via: deferred land dedication, as recommended by the City Park and Recreation Department, in the attached memorandum, dated September 3, 2003.*
- 3. Outlots A, B and C shall be dedicated to the City, at no cost to the City. The Owner is obligated to grade and construct a 10 foot wide bituminous pedestrian mid-block connection on each of the three outlots. The applicant shall be required to grade and seed to turf, the area less the 10 foot bituminous path, within Outlots A, B and C, prior to deeding to the City.*

Council Action Needed:

- 1. If the Council wishes to proceed, it should instruct the City Attorney to prepare a resolution with findings supporting their decision.*

Attachment:

1. Staff report, dated September 10, 2003.

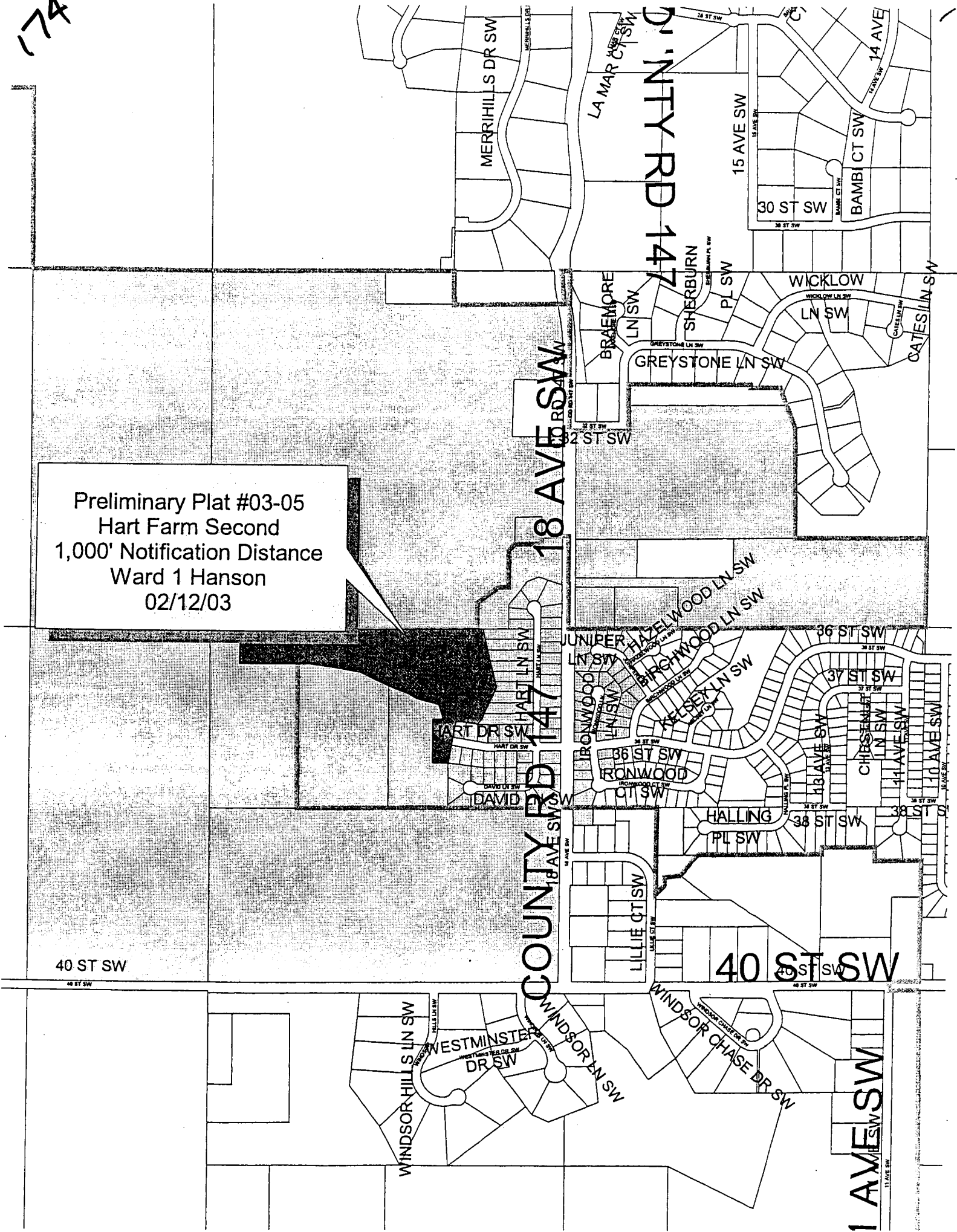
Distribution:

1. City Administrator
2. City Clerk
3. City Attorney
4. Planning Department File
5. Applicant: This item will be considered sometime after 7:00 p.m. on Monday, September 15, 2003 in the Council Chambers at the Rochester / Olmsted County Government Center.
6. McGhie & Betts, Inc.

COUNCIL ACTION: Motion by: _____ Second by: _____ to: _____

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Preliminary Plat #03-05
Hart Farm Second
1,000' Notification Distance
Ward 1 Hanson
02/12/03



HART FARM SECOND

NW COR. SW 1/4
SEC 22-106-14

S88°46'30"W
1439.80

UNPLATTED

P.O.B.
NW COR. LOT 18 BLK 1
HART FARM SUBD.

DIV
NE COR. SW 1/4
SEC 22-106-14

UNPLATTED

OUTLOT A

OUTLOT B

OUTLOT C

GALILEO PLACE S.W.

BODYSSEY DRIVE S.W.

CYPRESS LANE S.W.

NOVA LANE S.W.

HART DRIVE S.W.

SCALE 1"=40'

AUG 29 2003

NOTE:
BASIS OF BEARING SYSTEM:
ALL BEARINGS ARE IN RELATIONSHIP
WITH THE NORTH LINE OF 1/4 SEC 22-106-14
WHICH IS ASSIGNED TO BE N 0°00'00"E.

UTILITY EASEMENT defined:
As unobstructed easement for the construction,
operation and maintenance of all existing underground or
surface public utility facilities subject to
combined drainage and lateral as well as present.

DRAINAGE EASEMENT defined:
As unobstructed easement for the operation and
maintenance of waterways, both surface and subsurface,
underground, running over, across, and under
land interests.

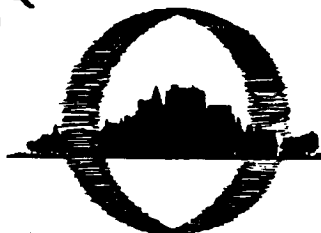
NOTE:
ALL MONUMENTS SHOWN SHALL BE:
• ARE 6" U.L. CAPPED PIPES
• WITH LICENSE NO. 11027
• WHICH WILL BE SET WITHIN 1 YEAR
AFTER RECORDING OF THIS PLAN.

ALL MONUMENTS SHOWN SHALL BE:
• ARE FOUND 5/8" PIPE UNLESS
OTHERWISE NOTED.

PREPARED BY:
MILNER & BETTE, INC.
LAND SURVEY ENGINEERS
R. JAMES LAND SURVEYORS
ROCKFORD, MINNESOTA

PREPARED BY
MAGNE & BETTE, INC.
CONSULTING ENGINEERS
PLANNING, LAND DEVELOPMENT
AND SURVEYING DIVISION

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ROCHESTER-OLMSTED PLANNING DEPARTMENT

2122 Campus Drive SE, Suite 100 • Rochester, MN 55904-4744

COUNTY OF

Olmsted

www.olmstedcounty.com/planning



TO: Rochester Common Council

FROM: Theresa Fogarty, Planner

DATE: September 10, 2003

RE: Final Plat #03-05 by Arcon Development, Inc. to be known as Hart Farm Second. The Applicant is proposing to subdivide approximately 17.81 acres of land into 48 lots for single family development and three Outlots. The Plat also dedicates new public roadways. The property is located west of 18th Avenue SW and Hart Farm Subdivision, north of 40th Street SW and includes an extension of Hart Drive SW.

Planning Department Review:

Applicant/Owner: Arcon Development
Attention: Larry Frank
7625 Metro Boulevard, Suite 350
Edina, MN 55439

Surveyors/Engineers: McGhie & Betts, Inc.
1648 Third Avenue SE
Rochester, MN 55904

Referral Comments: Rochester Public Works Department
Rochester Park & Recreation Department
Planning Department – GIS Division
MN Department of Transportation

Report Attachments:

1. Location Map
2. Copy of Final Plat
3. Referral Comments (4 letters)

Development Review:

Location of Property: The property is located west of 18th Avenue SW and Hart Farm Subdivision, north of 40th Street SW.

Zoning: The property is currently zoned R-1 (Mixed Single Family) district on the City of Rochester Zoning Map.

Proposed Development: This development is subdividing approximately 17.81 acres of land into 48 lots for single family development, three outlots.



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Roadways:

This plat proposes to dedicate right-of-way for five new roadways.

The first roadway is a continuation of "Hart Drive SW" and is designed with a 60' right-of-way.

The second roadway is named "Galileo Place SW" and is designed with a 56' right-of-way.

The third roadway is a cul-de-sac named "Nova Lane SW". This roadway is designed with a 50' right-of-way with a 50' cul-de-sac radius.

The fourth roadway is a cul-de-sac named "Nebula Lane SW". This roadway is designed with a 50' right-of-way with a 51' cul-de-sac radius.

The fifth roadway named "Odyssey Drive SW" is designed with a 60' right-of-way.

Pedestrian Facilities:

A Development Agreement has been executed which addresses the requirements of pedestrian facilities.

Outlots A, B and C shall be dedicated to the City, at no cost to the City, the Owner is obligated to grade and construct a 10 foot wide bituminous pedestrian mid-block connection on each of the three Outlots.

The applicant shall be required to grade and seed to turf, the area less the 10' bituminous path, within the three Outlots A, B and C, prior to deeding to the City.

Drainage:

Grading and Drainage Plans have been approved.

Wetlands:

The Soil Survey and National Wetland Indicator maps were reviewed for the presence of wetlands. According to the Soils Survey, hydric soils do not exist on this property.

Public Utilities:

Final Utility Plans have been approved.

A City-Owner Contract must be executed prior to development of this property to address the construction of all public infrastructure and utilities to serve this subdivision.

Spillover Parking:

As per Section 63.426 of the LDM, all residential development must provide spillover parking for service vehicles and visitors. This development requires 58 spillover parking stalls. It appears as though the additional parking can be accommodated on the roadways and most likely within private driveways, as well.

Parkland Dedication:

The Park & Recreation Department stated that dedication requirements be met via: Deferred land dedication with the land to be dedicated as the 3.9 acre park site, as shown on the General Development Plan. The dedication of land shall occur when the park is accessed via public street or when the City wishes to begin development of the park.

The applicant shall be extended .08 parkland credits for the dedication of Outlot B, which will serve as access to Hart Farm Park. The applicant shall be required to grade and seed Outlots A, B, and C to turf prior to deeding to the City.

General Development Plan:

This preliminary plat is included in the amended Hart Farms General Development Plan, approved July 16, 2001.

Preliminary Plat Staff Review and Recommendation:

A preliminary plat for this area was approved by the Council on March 17, 2003. The approval of the preliminary plat was subject to four (4) conditions: The conditions are listed below:

1. ***The Plat shall be revised:***
 - a. ***Changing the roadway type for "Nova Court SW" to "Nova Lane SW".***
 - b. ***Changing the roadway type for "Nebula Drive SW" to "Nebula Lane SW".***
 - c. ***Changing the roadway type for "Galileo Drive SW" to "Galileo Place SW" or Galileo Road SW".***
 - d. ***Changing the roadway name for "Voyager Drive SW", but keep the roadway type and directional.***
 - e. ***Providing a 20' minimum public utility easement for the 8" watermain loop between Lots 6 and 7, Block 5 between the Nebula Drive SW cul-de-sac and the adjacent property to the north.***
2. ***Grading and Drainage Plan approval is required prior to submitting the Final Plat. A Stormwater Management charge shall apply to any areas of this subdivision that do not drain to the existing on-site detention facilities constructed with Hart Farm Subdivision.***

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Final Plat #03-05
Hart Farm Second
9/11/2003

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3. ***Pedestrian facilities (concrete sidewalk) shall be required, at the Owner's expense, along both side of all new public roads within this Subdivision, including the frontages along the three (3) mid-block connection - Outlots A, B and C. Outlots A, B and C shall be dedicated to the City, at no cost to the City, and the Owner is obligated to grade and construct a 10 foot wide bituminous pedestrian mid-block connection on each of the three Outlots. In addition, the Owner shall grade and seed to turf, the area less the 10' bituminous path, within the three Outlots A, B and C, prior to deeding to the City.***
4. ***Dedication of parkland shall be met via: deferred land dedication, as recommended by the City Park & Recreation Department in the attached memo, dated January 31, 2003.***

Planning Staff Review and Recommendation:

A Development Agreement has been executed for this property. The Planning Staff has reviewed the submitted final plat in accordance with the Rochester Zoning Ordinance and Land Development Manual, Section 61.225 and would recommend approval subject to the following modifications / conditions:

1. ***A GIS Impact Fee and E911 Addressing Fee shall be assessed and must be paid prior to recording the final plat, per the September 8, 2003 memorandum from Rochester-Olmsted Planning Department – GIS Division.***
2. ***Dedication of parkland shall be met via: deferred land dedication, as recommended by the City Park and Recreation Department, in the attached memorandum, dated September 3, 2003.***
3. ***Outlots A, B and C shall be dedicated to the City, at no cost to the City. The Owner is obligated to grade and construct a 10 foot wide bituminous pedestrian mid-block connection on each of the three outlots. The applicant shall be required to grade and seed to turf, the area less the 10 foot bituminous path, within Outlots A, B and C, prior to deeding to the City.***
4. ***Roadways less than 36 feet in width shall be posted "No Parking" along one side of the roadway and any roadways less than 28 feet in width shall be posted "No Parking" along both sides of the roadway. Cul-de-sacs less than 96 feet in diameter shall be posted "No Parking".***

Reminder to Applicant:

- **Prior to development, the property owner will need to execute a City / Owner Contract for construction of all public infrastructure and utilities to serve this subdivision.**

ROCHESTER

— Minnesota —

TO: Consolidated Planning Department
2122 Campus Drive SE
Rochester, MN 55904

DEPARTMENT OF PUBLIC
WORKS
201 4th Street SE Room 108
Rochester, MN 55904-3740
507-287-7800
FAX – 507-281-6216

FROM: Mark E. Baker

DATE: 9/3/03

The Department of Public Works has reviewed the application for Final Plat #03-05, on the Hart Farm Second (p/o GDP#157) property. The following are Public Works comments on the proposal:

1. There is an executed Development Agreement for this Property. Development is subject to the terms of the Agreement..
2. A City / Owner Contract must be executed prior to development of this property to address the construction of all public infrastructure and utilities to serve this subdivision.
3. Outlots A, B, & C, shall be dedicated to the City, at no cost to the City. The Owner is obligated to grade & construct a 10 foot wide bituminous pedestrian mid-block connection on each of the three Outlots.

Charges & fees applicable to the development of this property are addressed in the Development Agreement with the exception of:

- ❖ First Seal Coat Program contribution @ \$0.51 per sq.yds of public street surface (rate in place 8/1/03 through 7/31/04)
- ❖ Traffic Signs as determined by the City Engineer



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ROCHESTER PARK AND RECREATION DEPARTMENT
201 FOURTH STREET SE
ROCHESTER MINNESOTA 55904-3769
TELE 507-281-6160
FAX 507-281-6165

M E M O R A N D U M

DATE: September 3, 2003

TO: Jennifer Garness
Planning

RE: Hart Farm 2nd
Final Plat # 03-05

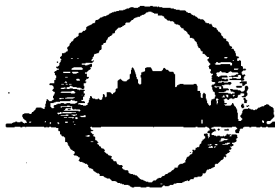
Acreage of plat.....	17.81 a
Number of dwelling units.....	48 units
Density factor.....	.0244
Dedication	1.17 a
Fair market value of land.....	na

The Park and Recreation Department recommends that dedication requirements be met via: Deferred land dedication with land to be dedicated the 3.9 acre park site shown on the GDP. Dedication of land to occur when the park is accessed via public street or when the City wishes to begin development of the park.

The applicant should be extended .08 acres parkland credits for the dedication of Outlot B which will serve as access to Hart Farm Park. The applicant should be required to grade and seed the outlot to turf prior to deeding to the City.

Outlots A and C should be graded and seeded to turf prior to deeding to the City.

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COUNTY OF
Olmsted



Rochester-Olmsted Planning Department
GIS/Addressing Division
2122 Campus Drive SE
Rochester, MN 55904-4744
Phone: (507) 285-8232
Fax: (507) 287-2275

PLAT REFERRAL RESPONSE

DATE: September 8, 2003

TO: Jennifer Garness

FROM: Randy Growden
GIS/Addressing Staff
Rochester-Olmsted County
Planning Department

CC: Pam Hameister, Wendy Von Wald;

RE: **HART FARM SECOND**
FINAL PLAT #03-06

UPON REVIEW OF THIS PLAT THE FOLLOWING FEES ARE REQUIRED TO BE PAID BEFORE THE PLAT IS RECORDED. THIS APPLIES TO ALL PLATS RECORDED ON OR AFTER JUNE 1, 2003.

E911 ADDRESSING FEE: \$960.00 (48 LOTS/ADDRESSES)

GIS IMPACT FEE: \$455.00 (51 LOTS/OUTLOTS)

Notes: 1. Additional E911 Addressing fees may be required upon Site Plan review.
2. Final Plats must be legally recorded before request for address Applications are submitted to E911 Addressing Staff-Rochester/Olmsted County Planning Dept.

A review of the **final plat** has turned up the following **ADDRESS** or **ROADWAY** related issues:

1. Upon review of **HART FARM SECOND** the GIS / Addressing staff has found no issues to bring forth at this time.



Minnesota Department of Transportation

Minnesota Department of Transportation - District 6

Mail Stop 060
2900 48th Street N.W.
Rochester, MN 55901-5848

Office Tel: 507-280-2913
Fax: 507-285-7355
E-mail: dale.maul@dot.state.mn.us

September 4, 2003

Jennifer Garness
Rochester-Olmsted Planning Department
2122 Campus Drive SE-Suite 100
Rochester, MN 55904

**RE: Final Plat #03-05 by Arcon Development, Inc. to be known as Hart Farm Second. The applicant is proposing to subdivide approximately 17.81 acres of land into 48 lots for single-family development and 3 Outlots. The Plat also dedicates new public roadways. The property is located west of 18th Avenue SW and Hart Farm Subdivision, north of 40th Street SW and includes an extension of Hart Drive SW.
US 63 CS 5509**

Dear Ms. Garness:

The Minnesota Department of Transportation (Mn/DOT) has reviewed the above proposal. Although this proposal does not have direct access to TH 63, the traffic generated will eventually use TH 63. Mn/DOT requests the City of Rochester monitor and manage the impacts this development will have for both City Streets and for Mn/DOT roadways.

Thank you for keeping Mn/DOT informed. You may contact Fred Sandal, Principal Planner, at (507) 285-7369 or Debbie Persoon-Bement, Plan and Plat Coordinator, at (507) 281-7777 for any questions you may have.

Sincerely,

Dale E. Maul
Planning Director

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The hand to reach for...
DAVID A. KAPLER
Fire Chief

DATE: September 11, 2003

TO: Jennifer Garness, Planning

FROM: R. Vance Swisher, Fire Protection Specialist

SUBJ: Final Plat #03-05 by Arcon Development Inc. to be known as Hart Farm Second.

With regard to the above noted project plan, the fire department has the following requirements:

1. An adequate water supply shall be provided for fire protection including hydrants properly located and installed in accordance with the specifications of the Water Division. Hydrants shall be in place prior to commencing building construction.
 2. Streets and roadways shall be as provided in accordance with the fire code, RCO 31 and the Zoning Ordinance and Land Development Manual. Emergency vehicle access roadways shall be serviceable prior to and during building construction.
 - a) Streets less than 36 feet in width shall be posted "No Parking" on one side of the street. Streets less than 28 feet in width shall be posted "No Parking" on both sides of the street.
 - b) Cul-de-sacs less than 96 feet in diameter shall be posted "No Parking".
 3. All street, directional and fire lane signs must be in place prior to occupancy of any buildings.
 4. All buildings are required to display the proper street address number on the building front, which is plainly visible and legible from the street fronting the property. Number size must be a minimum 4" high on contrasting background when located on the building and 3" high if located on a rural mail box at the public road fronting the property. Reflective numbers are recommended.
- c: Donn Richardson, RPU, Water Division
Mark Baker, Rochester Public Works
McGhie & Betts, Inc.
Arcon Development